

PLANNING STATEMENT

LAND ADJACENT TO 215 TIMBERLEYS, LITTLEHAMPTON, BN17 6QD

**APPLICATION FOR PLANNING PERMISSION
ON BEHALF OF LLOYD LINDSEY LTD**

DECEMBER 2020

Client: Lloyd Lindsey Ltd

Site Location: Land at 215 Timberleys, Littlehampton, West Sussex, BN17 6QD

Job History:

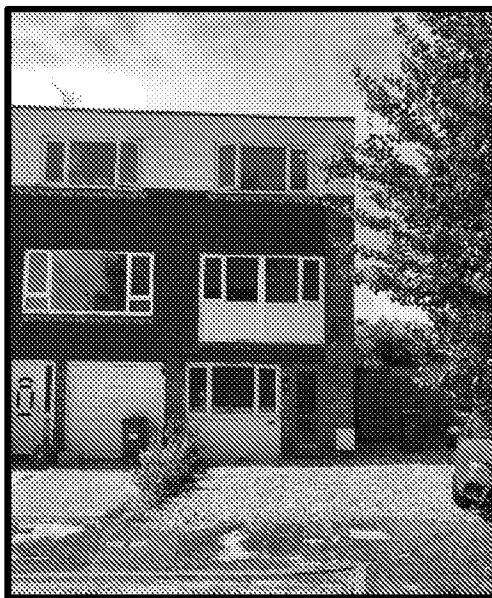
Version	Date	Author	Checked	Notes
V1	27/11/20	S Bareham J Pearson		
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1.0 INTRODUCTION

- 1.1 This statement is submitted in respect of the application for planning permission at 215 Timberleys, Littlehampton on behalf of Lloyd Lindsey Ltd.

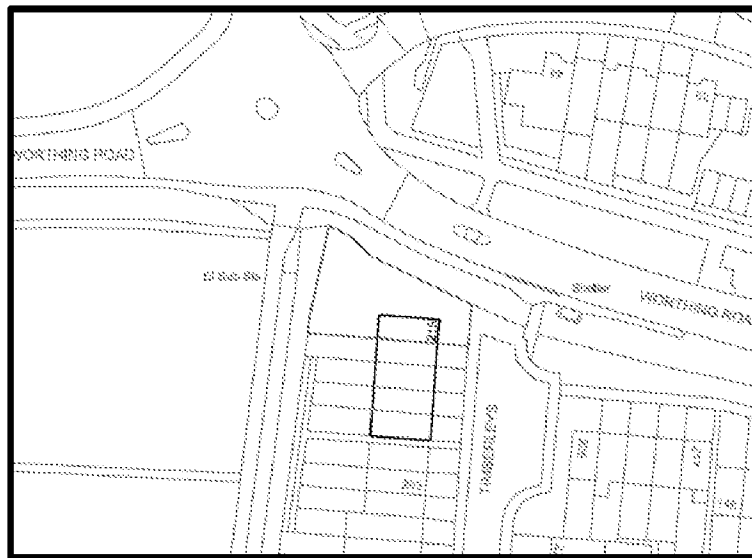


Application Site

- 1.2 The application seeks permission for the erection of a new 3-bedroom home on land adjacent to the existing house at 215 Timberleys.
- 1.3 The new home has been designed to integrate comfortably with the existing terrace.
- 1.4 This Statement will show that the development proposals can be achieved without any material harm arising and would make efficient use of the development site.
- 1.5 All drawing extracts reproduced within this Statement are provided courtesy of Collins Caddy Pope.

2.0 SITE AND SURROUNDING AREA

- 2.1 Currently the plot hosts a single residential dwelling in the north of Littlehampton (215 Timberleys), close to the B2187/Worthing Road.
- 2.2 215 Timberleys is located at the end of a five-house terrace, that sits alongside an identical six-house terrace immediate to the south. The area contains a mix of two dwelling types, these three-storey terraces (with other examples found in close proximity) and two-storey terraces with pitched roofs.



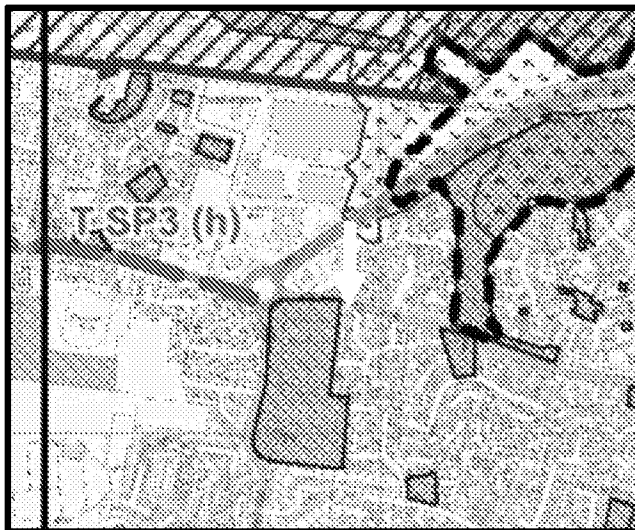
Site Location Plan

- 2.3 The site lies within a much larger plot than neighbouring dwellings with a large area of land to the north of the existing dwelling.
- 2.4 The site is an end of terrace plot at the northern end of Timberleys. The property is surrounded by residential uses to the east and south, with the B2187 to the north and a cemetery to the west.



Existing Terrace

- 2.5 The Adur Local Plan and Littlehampton Neighbourhood Development Plan proposals maps show that no site-specific policies apply.

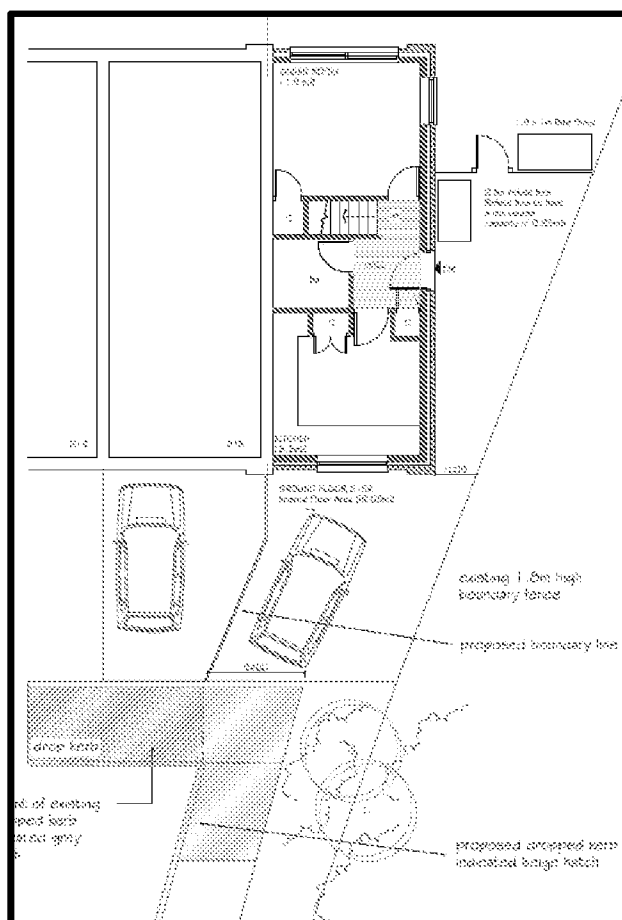


Extract from Local Plan Policy Map

- 2.6 The site is in a sustainable urban location within the Littlehampton built-up area, with bus stops location close-by on Worthing Road and a crossing point close to the site. Beyond Worthing Road to the north lies Brookfield Park, Watersmead Business Park, Shell petrol fuelling station and other shops, restaurants and facilities.
- 2.7 Local schools and facilities lie to the west and south of the site.
- 2.8 The site is not within a Conservation Area and is not located close to any listed building or other heritage assets.

3.0 THE PROPOSED DEVELOPMENT

- 3.1 The proposed scheme involves the delivery of single new 3-bedroom home on land to the north of the existing dwelling.
- 3.2 The new home will adjoin the existing terrace and be built in the style of these existing dwellings with matching materials.
- 3.3 The house will be three-storeys in height.



Proposed Ground Floor/Site Plan

- 3.4 The internal accommodation is arranged with an entrance door on the side of the property, kitchen, dining and WC facilities at ground floor level, a first-floor lounge and bedroom and two bedrooms and family bathroom at 2nd floor level.
- 3.5 Internal storage space is identified within the property in accordance with national space standards.

- 3.6 The scheme will make an efficient use of this site, which has already been considered capable of accommodating an additional new home at pre-application stage.
- 3.7 The dwelling would have an internal floorspace of 108.24m².
- 3.8 The dwelling would benefit from a well-sized rear garden, with the retained garden space at 215 Timberleys matching that of the rest of the terrace.
- 3.9 Vehicle and cycle parking provision is identified on the proposed site plans.
- 3.10 External materials are proposed to match the existing terrace with facing brick, vertical tiles and plastic/timber cladding. White uPVC windows and doors are proposed.
- 3.11 Full details can be found on the submitted application drawings.

4.0 RELEVANT PLANNING POLICY

4.1 Relevant planning policy includes:

National Planning Policy Framework (NPPF)

4.2 A revised Framework has been published in February 2019. The Framework is underpinned by the same principles as its predecessors and the most relevant paragraphs of the NPPF are set out below:

Paragraph 11: States that where a local planning authority cannot demonstrate a five year supply of housing land planning permission should be granted unless there are adverse impacts that “significantly and demonstrably outweigh the benefits”

Paragraphs 59 to

Paragraph 79: Sets out the ways in which the planning system should support the Government’s objective “of significantly boosting the supply of homes”;

Paragraph 108: Applications for development should ensure that sustainable transport options have been or could be taken up.

Paragraph 109: Development should only be prevented on highway grounds if these would be an unacceptable impact on highway safety or impacts on the road network would be severe.

Paragraph 118: Promotes effective use of land in meeting the need for homes and other uses, including promoting the development of under-utilised land for new homes.

Paragraph 122: Planning decisions should support development that makes efficient use of land.

Paragraph 123: Developments should make “optimal use of the potential of each site”.

Paragraph 124 to

Paragraph 131: The main design policies of the NPPF. Paragraph 127 sets out specific design criteria that developments are expected to meet including functioning well, providing visually attractive development and being sympathetic to local character.

Arun Local Plan 2011-2031

4.3 The Arun Local Plan was adopted on 18th July 2018 and forms the main policy document for determining planning applications in the District.

4.4 The Plan replaces the policies of the previous 2003 Local Plan and sets out how the area will develop over the next eleven years and beyond.

4.5 Relevant Policies include:

SD SP1	Sustainable Development
SD SP2	Built-up Area Boundary
H DM1	Housing Mix
D SP1	Design
D DM1	Aspects of Form and Design Quality
D DM2	Internal space standards
T SP1	Transport and Development

Littlehampton Neighbourhood Development Plan

4.6 The Littlehampton Neighbourhood Development Plan was ‘made’ (adopted) in November 2014 after receiving the support of 85.87% of local voters at referendum. It now forms part of the Development Plan for the area.

4.7 The Littlehampton NDP seeks to promote the community’s vision for the Town through planning policies which supplement those in the Adur Local Plan. The Adur Local Plan represents the most up-to-date policy basis for planning applications, but the Neighbourhood Plan was prepared alongside the Adur Local Plan and reflects the wider aspirations for the District.

4.8 Relevant policies include:

Policy 1: The Presumption in Favour of Sustainable Development

Policy 2: A Spatial Plan for the Town

Policy 3: Housing Supply

Policy 22: Design of New Development

5.0 ASSESSMENT OF SCHEME

5.1 From the aforementioned planning policies, it can be seen that the main issues to consider in determining the application are:

- Principle of Development
- Design
- Neighbouring Amenity
- Quality of Accommodation
- Transport
- Flood Risk and Drainage
- Ecology and Habitats

These are considered in greater detail below.

Principle of Development

5.2 Local and national policies strongly support the delivery of new homes in Arun district on suitable sites within the built-up area boundary.

5.3 The Adur Local Plan seeks to deliver 20,768 new homes over the Plan period, with only half of this to be delivered on strategic sites across the District. The Plan makes an allowance for 'windfall' developments, new housing delivered on smaller sites that have not been identified for housing delivery in the higher level strategic Local Plan process.

5.4 The application site is one such 'windfall' site where a new dwelling can be delivered. The local planning authority previously supported the principle of development at pre-application stage (PAA/197/17/) given the site's location within the built-up area boundary and ability to accommodate a suitably designed new dwelling.

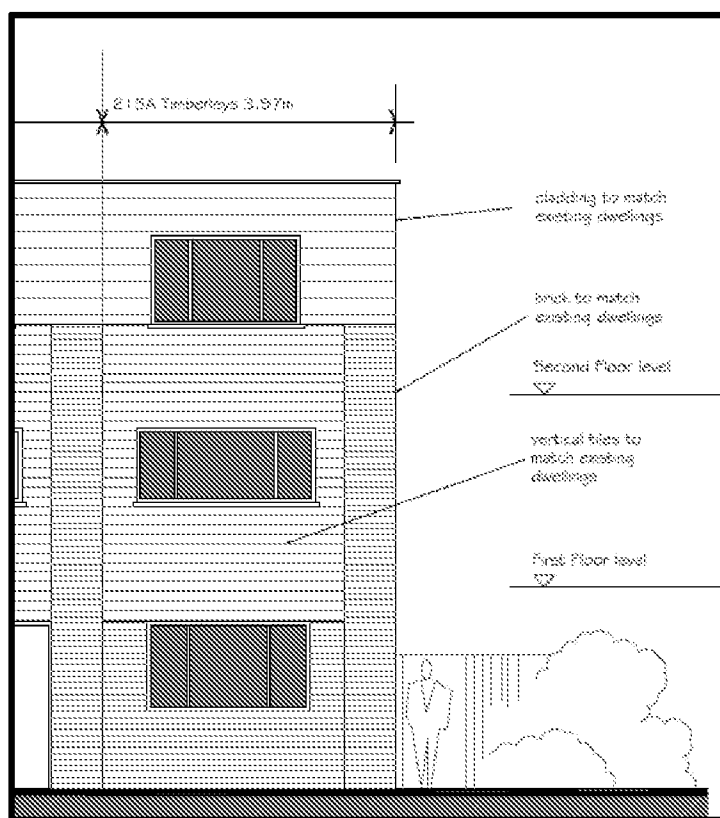
5.5 The District Council cannot currently demonstrate a sufficient 5-year housing land supply to meet their housing requirements. Latest evidence within the 2018-19 Authority Monitoring Report shows that the Council only has a 3.7 year supply of housing land. In these circumstances, paragraph 11 of the NPPF is

clear that applications for new homes should only be refused if any adverse impacts result in “significant and demonstrable harm”.

- 5.6 The Littlehampton Neighbourhood Development Plan sets out a general spatial plan for the Town. Policy 2 seeks to concentrate new housing and other forms of development within the built-up area boundary.
- 5.7 Policy 3 of the Neighbourhood Plan set at housing target of at least 200 homes above existing commitments and like the Local Plan seeks to deliver these new homes on both allocated sites and windfall sites. The policy emphasises the provision of smaller dwellings (2-bedrooms or fewer) on sites within 400m walking distance of designated local centres. Outside of these areas no more than 25% of homes provided should be 2-bedrooms or fewer.
- 5.8 The application site is not within 400m walking distance of a designated local centre and therefore the delivery of a larger 3-bedroom dwelling (or greater) is appropriate. The 3-bedroom dwelling proposed is therefore supported by Policy 3 of the Neighbourhood Plan.
- 5.9 The Updated Housing Needs Evidence Study by GL Hearn (September 2016) identified a specific need for 3-bedroom market homes, comprising 35-40% of the overall housing need District-wide. The proposals therefore comply with Local Plan Policy H DM1 (Housing Mix) by delivering a new home that addresses a clear identified need for housing.
- 5.10 The application site is considered to be a sustainable location and a suitable location for housing development. The principle of development is therefore acceptable.
- 5.11 The paragraphs below consider in detail the proposed development and its compliance with relevant national and local planning policies. There are no significant impacts of the scheme that would prevent the grant of planning permission.

Design

- 5.12 As addressed in Section 2, the context of the site is a fairly uniform blend of two dwelling types, three-storey flat roofed terraces (such as the one that 215 Timberleys is a part) and two-storey terraces under pitched roofs. The terrace is characterised by two storeys of brick with tiling at first floor level and capped with a second floor finished with white cladding. The proposed new dwelling has been designed to integrate seamlessly with the rest of the terrace and will be finished in matching materials.
- 5.13 As a result the terrace would become a six-house terrace, matching the terrace immediately to the south.



Proposed new home – front elevation

- 5.14 Under a previous pre-application submission, a second-floor setback had been proposed, however this was not supported by the local planning authority as it would not reflect the uniform pattern of development in the locality. This has therefore been amended to remove the setback and ensure consistency across the terrace.

- 5.15 The layout is logically arranged with refuse storage to the side of the property and a cycle store also proposed within the rear garden space. The property would benefit from a larger rear garden than neighbouring units.



Existing Site – View from Rear Garden

- 5.16 The scale, massing and height of the building is therefore considered to be acceptable in accordance with Local Plan Policy D SP1 (Design) and Policy 22 (Design of New Development) of the Littlehampton Neighbourhood Plan.
- 5.17 The proposals respond to the site and its setting in accordance with the draft Arun Design Guide SPD (2020). Separation distances between the new dwelling and surrounding properties comply with standards within the Design Guide.
- 5.18 The proposals accord with all relevant design policies and the development would integrate well with the character of the wider area.

Neighbouring Amenity

- 5.19 Due to the site's location, the proposed new dwelling would have only one immediate, adjoining neighbour (215 Timberleys).
- 5.20 The site is within a fairly densely populated, residential area of the town and the additional impact and activity from one new home would not have a material impact on activity, noise and disturbance to other residential properties. The proposed new home is typically residential in character and would have no greater impact than existing properties.

- 5.21 The footprint of the building reflects that of the adjoining properties and therefore would not offend the 45-degree rule or impact on outlook or daylight to these neighbouring properties.
- 5.22 The buildings on the eastern side of the road turn away from the application site and would not be materially affected by the new dwelling.
- 5.23 The proposed development would create an additional off-street parking space to account for the increased parking demand that may arise from the creation of a new dwelling and therefore any additional parking demand has been mitigated.
- 5.24 Therefore no material neighbouring amenity impacts would arise from the application proposals.

Quality of the Proposed Accommodation

- 5.25 The proposed new dwelling would exceed the relevant minimum floor space requirements set out in National Guidance.
- 5.26 The minimum floorspace requirement for a 3 bedroom, 4 person dwelling over three storeys is 90m² and overall internal floorspace of the new dwelling would be 108.24m². The proposals therefore also meet minimum standards for a 3-bedroom, 5-person dwelling or a 3-bedroom, 6-person dwelling. All bedrooms meet minimum space standards for a double bedroom, although only one bedroom is likely to be occupied in this way.
- 5.27 The accommodation is logically laid out with ground floor kitchen and dining areas, a first-floor lounge and bedroom and two further bedrooms at second floor level.
- 5.28 The proposal therefore meets the requirements of Local Plan Policy D DM2 (Internal space standards).

Transport

- 5.29 The application site is 35m from the nearest bus stop, and 100m from others on Worthing Road, as well as within walking distance of local services and facilities – including within 800m (ten minutes walk) of Cornfield School, the Littlehampton Academy and nursery schools. The location of the site offers genuine alternatives to private vehicle use.
- 5.30 A single off-street parking space has been provided – reflective of neighbouring properties.
- 5.31 The additional impact of a single 3-bedroom dwelling would not introduce a significant number of additional vehicle trips and would not have a severe impact on the local road network or highway safety. A detailed transport assessment has therefore not been submitted on this occasion.
- 5.32 Parking provision is therefore considered to be appropriate to the scale of development and complies with Local Plan Policy T SP1 (Transport and Development), which seeks appropriate provision of parking, consideration of the impact of new developments on on-street parking demand and supports proposals that reduce the need for travel by private car.
- 5.33 Given the close proximity to local services and sustainable modes of transport the proposals would deliver a three-bedroom family home in easy walking distance to local services, shops and facilities and would minimise reliance on private cars in accordance with the objectives of national planning policies and the Local Plan (Policy T SP1).

Flood Risk and Drainage

- 5.34 The application site is in Flood Zone 1 and the development is therefore not considered to be at risk from flooding.

Ecology and Habitats

- 5.35 A Biodiversity First Impressions Assessment has been undertaken and demonstrates that none of the identified biodiversity indicators apply to the application site.
- 5.36 Given the absence of significant habitats there are not considered to be any biodiversity implications for the proposed development. If deemed necessary mitigation measures could be secured by condition.

6.0 CONCLUSIONS

- 6.1 The scheme proposes the erection of a new 3-bedroom house at the end of the existing terrace. The principle of development is supported by relevant local planning policies and has been confirmed at pre-application stage by the local planning authority.
- 6.2 The scheme is well designed, directly addressing the uniform character of the existing terrace and proposing a continuation of this terrace with matching materials.
- 6.3 The amenities of neighbouring residents will be preserved, and appropriate provision has been made for required parking, bin storage and outside amenity space.
- 6.4 The site is in a sustainable location with access to sustainable modes of transport and local services including schools.
- 6.5 The proposal helps make efficient and effective use of the site, with little impact on the surrounding area or streetscene and therefore meet the objectives of national planning policy.
- 6.6 The Council currently cannot identify a sufficient five year supply of housing land and therefore planning permission should be granted unless the adverse impacts of doing so are significant and demonstrable.
- 6.6 In the light of the above, the local planning authority is respectfully requested to allow the application and grant planning permission.

Lewis & Co Planning

December 2020